

**City of York Planning Commission  
May 31, 2022  
Minutes**

Members present:

Chairperson Wendy Duda  
Maria Duncan  
A. Lee McLin  
Ron Parrish  
Laura Korn  
Marissa Harris  
Rick Thomasson

Members absent:

Others present:

Planning Director Breakfield  
Zoning Administrator Blackston  
(see sign-in sheet)

**The first item of business** was Chairperson Wendy Duda calling the meeting to order at 6:00 pm.

**The second item of business** was approval of the draft Minutes from the April 25, 2022 meeting.

Upon a Motion by Marissa Harris, seconded by Laura Korn, the Commission unanimously approved the draft Minutes as submitted.

**For the third item of business**, Chairperson Wendy Duda opened the floor for comments from the public on agenda items. It was noted that no comments from the public were received regarding any of the agenda items.

**The fourth item of business** was an application to rezone property from HC – Highway Commercial to PUD - Planned Unit Development per conceptual site plan for townhome/commercial project (York Meadows) on property located at the intersection of Lincoln Road and East Alexander Love Highway referenced by YC Tax Map # 0701801114.

Planning Director Breakfield indicated the following:

- The City has received an application to rezone property from HC – Highway Commercial to PUD - Planned Unit Development per the submitted conceptual site plan to accommodate the York Meadows townhome/ commercial project proposed at the intersection of Lincoln Road and East Alexander Love Highway on property referenced by York County Tax Map # 0701801114.
- As with any rezoning application, the Planning Commission (PC) must review the application and then render a recommendation to York City Council. City Council must take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.

- As the PUD rezoning application and conceptual site plan are reviewed, the PC must be mindful that, among other things, the City's Comprehensive Plan, PUD requirements and precedents established by previous approvals must be used in the evaluation process.
- City staff has reviewed the original application/conceptual site plan and submitted a report to the applicant that was included in a previous meeting packet. In response, the applicant submitted a revised conceptual site plan that was also included in a previous meeting packet.
- At your last meeting, we discussed the project with the applicant. The draft Minutes included in your meeting packet from the April 25<sup>th</sup> meeting provide a summary of issues discussed. Also, be mindful of previously-issued staff comments.
- The initial PC meeting for this project was held on March 29<sup>th</sup>. Please be mindful that the PC has a maximum of 75 days from the initial official meeting regarding this application to review and make a recommendation regarding such applications; therefore, this is the last PC meeting within the 75-day timeframe to render a recommendation to York City Council.
- If a rezoning application is ultimately denied by York City Council, such application cannot be resubmitted for at least one year.

The applicant presented the application and answered the Commission's questions regarding sidewalk along Alexander Love Bypass, relocating the mailbox kiosk, how the project represents quality growth for the City, and how the project will meet City requirements.

After some discussion, and upon a Motion by A. Lee McLin, seconded by Marissa Harris, the Commission unanimously conditionally recommended approval of the application based on sidewalk being included along Alexander Love Bypass and provisions for such sidewalk being included in the conceptual site plan for the project.

**The fifth item of business** was an application to rezone property from York County zoning and R7/HC zoning to PUD - Planned Unit Development per conceptual site plan for townhome/single family dwelling/commercial project (Pinckney PUD) (pending resolution of annexation application) for properties located near the intersection of Chester Highway and Old Pinckney Road referenced by YC Tax Map #'s 0702201001, 2960000072, 2960000036 and 2960000071.

Zoning Administrator Blackston indicated the following:

- The City has received an application to annex and rezone property from County zoning and R7/HC zoning to PUD - Planned Unit Development per the submitted conceptual site plan for the Pinckney PUD townhome/single family dwelling/commercial project (pending resolution of annexation application) for

properties located near the intersection of Chester Highway and Old Pinckney Road.

- As with any rezoning application, the PC must review the application and then render a recommendation to York City Council. City Council must take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.
- The review of the rezoning application is contingent upon York City Council ultimately approving the annexation request.
- As the PUD rezoning application and conceptual site plan are reviewed, the PC must be mindful that, among other things, the City's Comprehensive Plan, PUD requirements and precedents established by previous approvals must be used in the evaluation process.
- City staff has reviewed the original application /conceptual site plan and submitted a report to the applicant that was included in your last meeting packet.
- At your last meeting, we discussed the project with the applicant. The draft Minutes included in your meeting packet from the April 25<sup>th</sup> meeting provide a summary of issues discussed. Also, be mindful of previously-issued staff comments.
- The initial PC meeting for this project was held on April 25th. Please be mindful that the PC has a maximum of 75 days from the initial official meeting regarding this application to review and make a recommendation regarding such applications.
- If a rezoning application is ultimately denied by York City Council, such application cannot be resubmitted for at least one year.
- Planning Director Breakfield has recused himself from discussion of this application due to family property being involved in this project.

The applicant presented the application and answered questions.

The Commission members discussed the project in detail regarding removing a couple of townhomes at the main entrance of the subdivision, the price point of the homes, building materials, speed tables, and the overall effect the subdivision would have on the City.

After some discussion and upon a Motion by Maria Duncan, seconded by A. Lee McLin, the Commission unanimously decided to defer action to a future meeting citing previously mentioned concerns.

**The sixth item of business** was an application to rezone a portion of property from R15 – Restricted Residential to R7 - Residential located near the intersection of Springdale Drive and East Jefferson Street (referenced by YC Tax Map # 0700902003).

Zoning Administrator Blackston indicated the following:

- The City has received an application to rezone a portion of the property located near the intersection of Springdale Drive and East Jefferson Street (referenced by YC Tax Map # 0700902003) from R15 – Restricted Residential to R7 - Residential per the rezoning application and supporting information provided in the meeting packet.
- As with any rezoning application, the PC must review the application and then render a recommendation to York City Council. City Council must take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.
- As the rezoning application is reviewed, the PC must be mindful that, among other things, the City’s Comprehensive Plan and precedents established by previous approvals must be used in the evaluation process.
- As you review the rezoning the rezoning application, please keep in mind the following factors:
  1. Does the application comply with the Comprehensive Plan (including the future land-use map)?
  2. Would the approval of the proposed rezoning application be in keeping with the character of the subject area?
- Please be aware of the following:
  1. The City's future land-use map calls for the property to have small-lot residential development.
  2. The Comprehensive Plan describes small-lot residential development as subdivisions with uniform housing types and densities and such development is often found in close proximity to commercial and suburban office centers and help provide the “rooftops” necessary to support those centers.
  3. The lots that could be created in a R7 district could be considered small lots, the potential lots would be compatible with the size of nearby existing lots and some of the nearby properties are similarly zoned R7.
- This is the initial meeting regarding this application. Please be mindful that the PC has a maximum of 75 days from the initial official meeting regarding this application to review and make a recommendation regarding such applications.

- If York City Council ultimately denies a rezoning application, such application cannot be resubmitted for at least one year.

The applicant presented the application and answered questions.

The Commission members discussed the property in detail regarding the specific location, dimensions, and plans for the property.

After some discussion and upon a Motion by A. Lee McLin, seconded by Laura Korn, the Commission unanimously recommended approval of the rezoning application.

**The seventh item of business** was discussion of potential zoning amendments related to:

- Notification requirements for public hearings
- Open space requirements

By affirmation, the Commission unanimously discuss these items further at an upcoming meeting.

There being no further business, the meeting was adjourned at 7:45 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP  
Planning Director

Amanda C. Blackston  
Zoning Administrator

cc: File – Planning Commission 5/31/2022  
Seth Duncan, City Manager